

March 12, 2019



**Talbot County Short-Term Rental Review Board**  
**Final Decision Summary**

Thursday, February 21, 2019 at 1:00 p.m.  
Community Center, Wye Oak Room  
10028 Ocean Gateway, Easton, Maryland

**Attendance:**

Board Members:

Scott Kane, Chairman  
David McQuay, Vice Chairman  
Tammy Broll  
John "Jack" Hall  
Martha W. Suss - **Absent**

Staff:

Anthony Kupersmith, County Attorney  
Mary O'Donnell, Assistant County Attorney  
Mary Kay Verdery, Planning Officer  
Miguel Salinas, Assistant Planning Officer  
Elisa Deflaux, Environmental Planner  
Chris Corkell, Recording Secretary

1. **Call to Order**—The Chair called the meeting to order at 1:00 p.m.

2. **Decision Summary Review**—February 11, 2019

**Mr. Hall moved to approve the draft Short-Term Rental Review Board Decision Summary for February 11, 2019 with the amendments per Miguel Salinas as suggested by Mary O'Donnell. Mr. McQuay seconded the motion. The motion carried unanimously.**

**3. Old Business**

- a. The Rules and Procedures document will be forwarded to the County Council for placement on their agenda for final review and approval.

Mrs. O'Donnell, Ms. Verdery and Mr. Salinas discussed with the Board what documents they would like to receive in the applications and what inspections are needed before they are considered complete applications and can be placed on the Board's agenda.

**Ms. Broll made a motion that the term "complete application" shall mean everything including all inspections be completed prior to an applicant coming to the Board, seconded by Mr. McQuay.**

**Mr. Kupersmith asked whether a complete application included submission of applications and sending out the notices and inspection reports before scheduling applications. He asked if the Board was comfortable that the definition of complete application is consistent with that approach. Ms. Verdery clarified that a completed application will be when all inspections have been completed for the purpose of placing on the agenda. Mr. Kane stated that is correct.**

53  
54 **Motion was carried 4 to 1, Mr. Hall opposed. After discussions, Mr. Hall**  
55 **asked to amend his vote to be in favor. The Motion was carried**  
56 **unanimously.**  
57

58 **4. New Business**  
59

- 60 a. James and Kristen Johnston—ST-858-JOH, 8581 Jane Lowe Road, Wittman,  
61 Maryland 21676, (Map 31, Grid 3, Parcel 66, Lot 1, Zoned Rural Conservation).  
62

63 Ms. Deflaux presented the staff report for the Short-Term Rental (STR) license  
64 application. The applicant described the driveway, parking, and noise from the  
65 waterman working early working; a concern of Mr. Hall. The Board called for  
66 public comment. No public or written comments for this application were  
67 provided.  
68

69 **Mr. Hall made a motion to approve the STR application for James and**  
70 **Kristen Johnston at 8581 Jane Lowe Road, seconded by Mr. McQuay. The**  
71 **application was carried unanimously with staff conditions and to include a**  
72 **reference to waterman related noise in the house rules.**  
73

74 **5. Other Matters for discussion**  
75

- 76 a. The Board discussed with County Staff the process and expense of the two (2)  
77 notices that are forwarded to the surrounding property owners. Ms. Verdery and  
78 Mr. Salinas explained the notification process to the Board.  
79

80 Public comments were made by Cindy Reichart, Kristen Johnston and Dr. Brenda  
81 Latka regarding the expense of mailings and their opinions on the application and  
82 notification process. County staff participated in this discussion.  
83

- 84 b. Discussion with Talbot County Staff about the Decisions written by Talbot  
85 County Office of Law and the timing of placement on the agenda.  
86

87 **Mr. Hall made a motion that once the Board receives a Decision, it is to be**  
88 **placed on the next agenda where practical. The three Decisions from the**  
89 **February 11, 2019 Board meeting will be considered at their next meeting on**  
90 **March 7, seconded by Ms. Broll, and carried unanimously.**  
91

- 92 c. The Board discussed how to handle letters from citizens. Ms. Verdery made a  
93 suggestion to formerly recognize them by name and date. The Board will follow  
94 the procedure to formerly recognize receipt of citizen letters on the record. The  
95 Board members all agreed to this procedure.  
96

- 97 d. Written comments were submitted to the Board by Howard Snyder, dated  
98 February 21, 2019; Carl and Lou Doll, dated February 18, 2019; Mid-Shore  
99 Board of Realtors, dated February 18, 2019; and Robert Haase.  
100

- 101  
102 6. **Adjournment**– Mr. Hall made a motion to adjourn the meeting, seconded by Mr.  
103 McQuay and carried unanimously. The meeting was adjourned at 2:45.  
104

105 The next scheduled meeting will be held on March 7, 2019 at 1:00 p.m., in the Wye Oak Room  
106 of the Talbot County Community Center.  
107

108  
109 Read and approved by the Board on April 11, 2019  
110

111 Scott Kane  
112  
113  
114 Chairman  
115